



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF PUBLIC HEARING

Hearing Date: **March 16, 2022**

Hearing Body: **Planning Commission**

Project Name:

Bronson Road Comprehensive Plan and Zoning Map Amendments

Case File Nos.:

**CPA2022-0001/ZMA2022-0003 (Quasi-Judicial)
CPA2022-0002/ZMA2022-0002 (Discretionary Annexation Related)**

Summary of Application:

The City of Beaverton proposes Quasi-Judicial Comprehensive Plan and Zoning Map Amendments for Tax Lot 401 on Washington County Tax Assessor's Map 1N129CC. Tax Lot 401 is currently assigned Beaverton's Standard Density Neighborhoods land use designation and Residential Urban Standard Density District (R5) zone, and city staff's preliminary recommendation is to apply Beaverton's Regional Commercial land use designation and General Commercial (GC) zone to this tax lot.

The City of Beaverton also proposes Discretionary Annexation Related Comprehensive Plan and Zoning Map Amendments for two tax lots that were recently annexed into the city at 16290 NW Bronson Road (Tax Lots 4100 and 4200 on Washington County Tax Assessor's Map 1N129CC). Tax Lots 4100 and 4200 are currently assigned the Interim Washington County land use designation, and city staff's preliminary recommendation is to apply Beaverton's Regional Commercial land use designation and General Commercial (GC) zone to these tax lots.

A list of uses that may be allowed in the GC zone can be found in Section 20.10.20 of the Beaverton Development Code.

Project Location:

16290 NW Bronson Road, specifically identified as Tax Lots 401, 4100, and 4200 on Washington County Tax Assessor's Map 1N129CC.

Zoning & NAC:

Tax Lot 401 is currently assigned Beaverton's Residential Urban Standard Density District (R5) zone, and Tax Lots 4100 and 4200 are currently assigned the Interim Washington County land use designation. All three tax lots are part of the Five Oaks/Triple Creek NAC.

Applicable Approval Criteria:

Quasi-Judicial Comprehensive Plan and Zoning Map Amendments:

- Comprehensive Plan Section 1.5.1.A
- Development Code Section 40.97.15.1

	<p>Discretionary Annexation Related Comprehensive Plan and Zoning Map Amendments:</p> <ul style="list-style-type: none"> • Comprehensive Plan Section 1.5.1.B • Development Code Section 40.97.15.4
Hearing Time and Place:	<p>City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m. on March 16, 2022 Note: Public Hearings are being held remotely. See information below.</p>
Staff Contacts:	<p>Brittany Gada, Associate Planner 971-724-0517 / bgada@beavertonoregon.gov</p> <p>Lina Smith, Associate Planner 503-526-2652 / lsmith@beavertonoregon.gov</p>
How to Participate	<p>Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planners. However, visitor comments and public hearing testimony can be provided in the following ways:</p> <ul style="list-style-type: none"> • In writing via email to the project planners or mailboxcddplanning@beavertonoregon.gov • In writing via mail to the project planners at PO Box 4755, Beaverton, OR 97076 • Join Zoom Webinar Conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at https://www.beavertonoregon.gov/291/Agendas-Minutes • In person on a video link. The Planning Commission Meeting can be viewed from the Beaverton Building Council Chambers, and in-person public hearing testimony may be provided on a computer set up in the Beaverton Building.

NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and well-being of the community.

Pursuant to Section 50.88 of the Beaverton Development Code, for written comments or exhibits to be submitted by staff at the hearing, they must be received by the project planners no later than 4:30 p.m. on the day of the scheduled hearing. All written testimony provided prior to the meeting will be provided to the Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments are encouraged to be provided via email to the project planners.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection. Please contact the project planners for more information or to view documents electronically. A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing. A copy of any or all materials will be provided at a reasonable cost. A copy of the staff report may also be viewed online at: www.beavertonoregon.gov/DevelopmentProjects.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planners for additional support.

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a recommendation to City Council on the proposed Map Amendments after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, precludes appeal to the Land Use Board of Appeals on the issue.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Brittany Gada by calling 711-971-724-0517 or email bgada@beavertonoregon.gov or Lina Smith by calling 711-503-526-2652 or email lsmith@beavertonoregon.gov.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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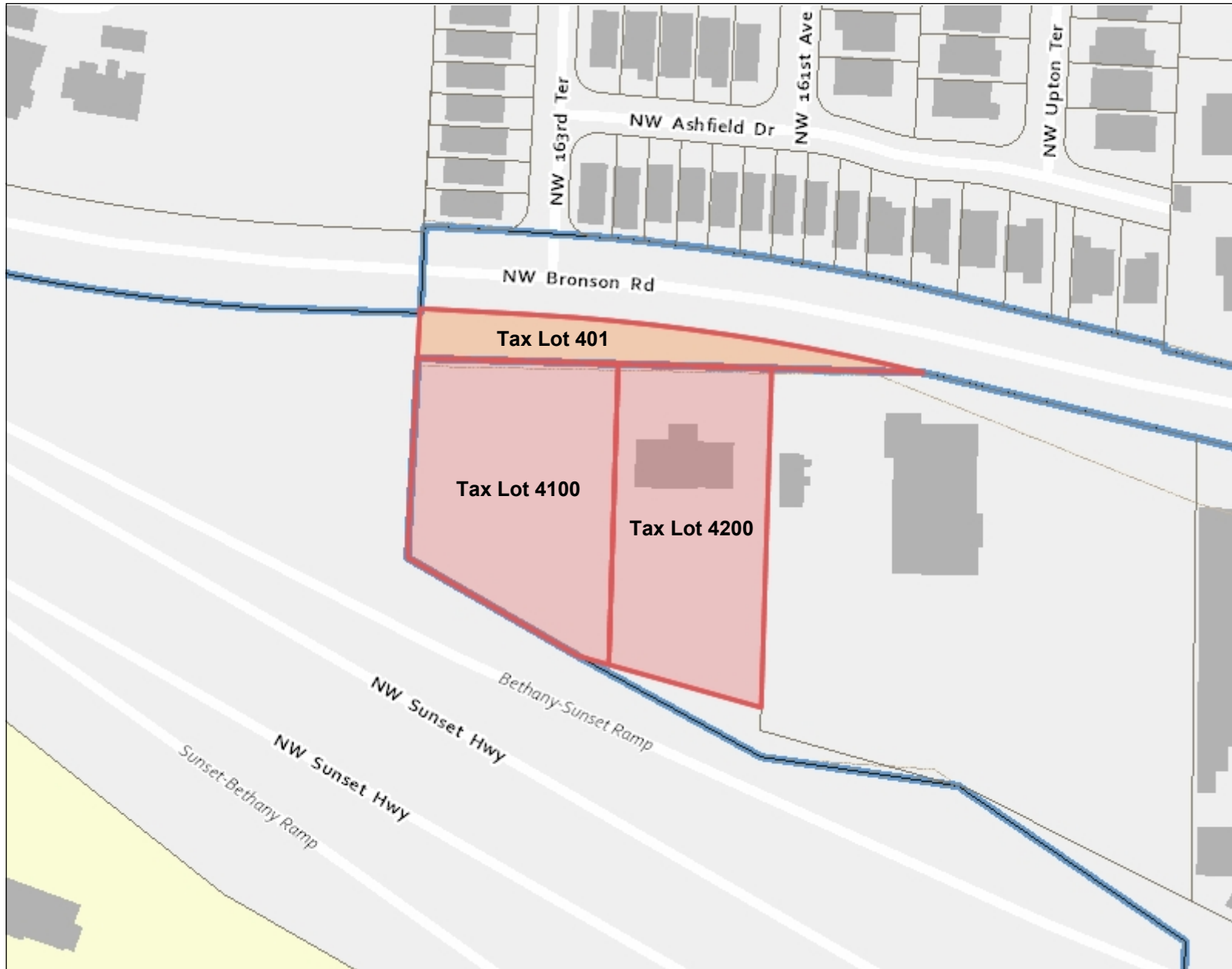


Bronson Road Map Amendments



Legend

- Washington County Taxlots
- Beaverton City Limits
- Subject Tax Lots



0.0 0 0.02 0.0 Miles



Report Date: 02/03/2022

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

Notes